



"Neighborhoods die when homes are abandoned. Neighborhoods thrive when houses are bustling with life and generate pride among homeowners. This is why I support Habitat and other non-profit organizations who work to advance the quality of life in tough, disadvantaged neighborhoods for deserving families and children."

*Sam Watkins, Executive Director
Louisville Central Community Centers, Inc.*



Turning Empty Homes into Hope

Renovated Homes



Habitat's acquisition renovation program creates a winning solution for donors, volunteers, homebuyers, and the neighborhood.

Donors get the tax advantages of donating property and the knowledge that the house will benefit a family working toward the goal of home ownership. Donors also get the satisfaction that renovation projects typically result in less landfill waste than if the structure were demolished for new construction. Because renovations take longer than new construction, volunteers get to interact with the partner family and the neighborhood for a longer period of time.

Home buyers get a house that has more unique features—such as basements, higher ceilings or a fireplace—than they would get with a newly constructed Habitat house. For the neighborhood, a formerly vacant building becomes a vibrant part of the community.

Contact Habitat to learn how you can help give empty houses new life again.



Giving to the neighborhood

Habitat for Humanity of Metro Louisville does not provide tax advice, but donated property can result in tax advantages for both individuals and organizations.

According to IRS Publication 526 (2007) "If you contribute property to a qualified organization, the amount of your charitable contribution is generally the fair market value of the property at the time of the contribution.*"

Property donation can be the answer for owners who are tired of upkeep and taxes. Donors also experience the satisfaction of helping a Habitat family own a home.

Building community one block at a time

By focusing on existing structures, Habitat can make a bigger impact on the entire neighborhood, according to Habitat Construction Director Ron Johnson. "It gives us the opportunity to find something else we can bring back to life, and the entire community benefits from the rebirth."

Renovated houses maintain the exterior appearance of other homes in the neighborhood, but inside they have the same quality as Habitat's new construction. These houses are stripped down to the stud cavity. Then volunteers install new energy-efficient mechanicals, appliances, walls and wiring. Volunteers and sponsors get the satisfaction of partnering with a Habitat family, and contributing to both the neighborhood and the environment. Renovation keeps tons of existing building materials out of the landfill.

"I always wanted a brick house. Plus the rooms were bigger and it had two bathrooms. Rehab is not that easy, but I'd do it again in a minute."

—Homeowner, Sara Herd



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* "If you contribute property with a fair market value that is more than your basis in it, you may have to reduce the fair market value by the amount of appreciation (increase in value) when you figure your deduction" (IRS Publication 526 [2007]). Owners are encouraged to consult U.S. tax codes and a financial advisor before donating property.

